134.0	0007	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,029,200 / 1,029,200
					USE VALUE:	1,029,200 / 1,029,200
					ASSESSED:	1,029,200 / 1,029,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONTI MATTHEW
Owner 2:	LINDEM KAREN
Owner 3:	
Street 1:	26 HIGH HAITH ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CARREIRA RACHEL A -
Owner 2:	-
Street 1:	26 HIGH HAITH ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .168 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 2160 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7311.000	517,400	300	511,500	1,029,200
Total Card	0.168	517,400	300	511,500	1,029,200
Total Parcel	0.168	517,400	300	511,500	1,029,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.48 /Parcel: 476.48

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

86622

GIS Ref

GIS Ref

Insp Date

03/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 134.0-0007-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	517,400	300	7,311.	511,500	1,029,200		Year end	12/23/2021
2021	101	FV	502,100	300	7,311.	511,500	1,013,900		Year End Roll	12/10/2020
2020	101	FV	502,100	300	7,311.	511,500	1,013,900	1,013,900	Year End Roll	12/18/2019
2019	101	FV	378,800	300	7,311.	479,500	858,600	858,600	Year End Roll	1/3/2019
2018	101	FV	378,500	0	7,311.	396,400	774,900	774,900	Year End Roll	12/20/2017
2017	101	FV	378,500	0	7,311.	364,400	742,900	742,900	Year End Roll	1/3/2017
2016	101	FV	378,500	0	7,311.	332,500	711,000	711,000	Year End	1/4/2016
2015	101	FV	363,400	0	7,311.	326,100	689,500	689,500	Year End Roll	12/11/2014

!10484!

PRINT

Date	Time
12/30/21	10:47:15

LAST REV

Date	Time
05/03/18	14:34:03
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10484

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARREIRA RACHEL	51525-584		8/1/2008		665,000	No	No		
CARREIRA JEFFRE	24513-236		5/4/1994			No	No		A

USER DEFINED

Prior Id # 1:	86622
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/18/2003	132	Addition	178,000	C		G5	GR FY05	REMOVE PORCH, BUIL

ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2018	Meas/Inspect	HS	Hanne S
11/29/2017	Info At Door	HS	Hanne S
12/19/2008	Meas/Inspect	345	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	256	PATRIOT
7/18/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7311		Sq. Ft.	Site		0	80.	0.87	9									511,466						511,500	

Total AC/HA:	0.16784	Total SF/SM:	7311	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	511,466	Spl Credit		Total:	511,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	30	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.13611102
Const Adj.:	0.99989998
Adj $ / SQ:	147.680
Other Features:	111879
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	542373
Depreciation:	24949
Depreciated Total:	517423

COMMENTS

WIP KIT, DININGROOM, RENO CHECK 7/09.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

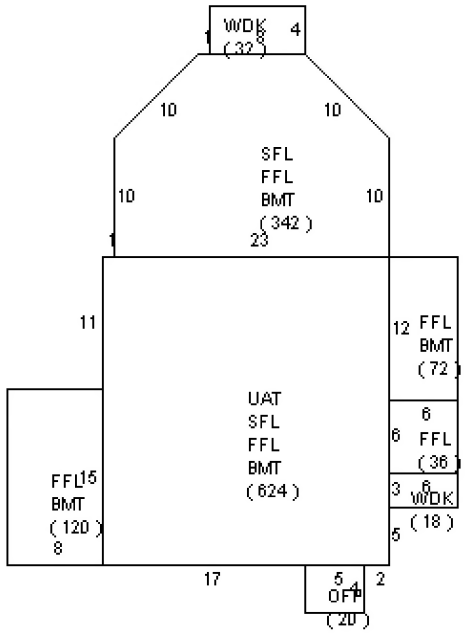
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	162.45
Special Features:	0	Val/Su Net:	145.99
Final Total:	517400	Val/Su SzAd	239.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,194	147.680	176,330
BMT	Basement	1,158	44.300	51,304
SFL	Second Floor	966	147.680	142,659
UAT	Upper Attic	156	59.070	9,215
WDK	Deck	50	16.000	800
OFP	Open Porch	20	44.000	880

Net Sketched Area:	3,544			Total:	381,188
Size Ad	2160	Gross Area	4012	FinArea	2160

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0007-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	6x10	A	AV	2010	6.00	T	7.2	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300